



APPLICATION REPORT

Town of Bluffton
Department of Growth Management
Office of Planning and Community Development
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Active Cases:

Annexation Petition

100%

ANNX-04-15-009166	04/08/2015		Annexation Petition	Active	Kendra Lelie
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Applicant: Jim Saba

Owner: Jim Saba

PLAN DESCRIPTION: The applicant is requesting approval to annex into the Town of Bluffton. The property is located west of Stock Farm on the south side of May River Road and consists of 18.79 acres currently zoned Community Preservation - May River Road in Beaufort County. The purpose of this annexation is to enable the subdivision of the parcel into 6 residential lots. On two of the lots there are currently residential homes and the other two are vacant. The property is identified by parcel numbers R 600 039 00 031D 0000 R600 039 000 1129 0000, R600 039 000 1128 0000 and R600 039 000 0847 0000.

The annexation and zoning map amendment application will be reviewed and placed on the May 12, 2015 TC agenda for first reading of the annexation request.

PROJECT NAME: OLD TOWN

Total Annexation Petition Cases: 1

Certificate of Appropriateness

Historic District

COFA-04-15-009187	04/21/2015	7 HICKORY TRCE	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Dennis Christy

Owner: Dennis Christy

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for a Carriage house on existing single family residential.

STATUS: The application is currently being reviewed by Staff and is scheduled for the May 4th HPRC meeting.

PROJECT NAME: OLD TOWN



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COFA-10-14-8489	10/23/2014	4 STATE OF MIND ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Pearce Scott Architects, Inc. **Owner:** Eugene Marks

PLAN DESCRIPTION: The applicant is requesting approval for a three story Main Street Building with approximately 3200 Sq feet. All three floors are to be commercial with ground floor potential retail or office on the upper floors.

STATUS: The project was reviewed at the November 3rd HPRC meeting and the full HPC at the January 7th meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: CALHOUN STREET PROMENADE

COFA-1-15-8788	01/05/2015	1251 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: SC Land Development, Inc. **Owner:** Vaux & Marscher, P.A.

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HD Conceptual to enclose the current deck area for an addition to the existing office.

STATUS: The project was reviewed at the January 12th HPRC meeting and approved with conditions by the HPC at the February 4th meeting. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: OLD TOWN

COFA-10-14-8411	10/08/2014	7 BLUE CRAB ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: R. Stewart Design, LLC **Owner:** John & Susan Treadaway

PLAN DESCRIPTION: The Applicant is requesting approval for a Certificate of Appropriateness -HD to construct a new single family home.

Status: The application was reviewed at the October 20th HPRC meeting and the December 3rd HPC meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: TABBY ROADS EAST



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COFA-03-15-009142	03/09/2015	200 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: R. Stewart Design, LLC **Owner:** RKG Holding, LLC

PLAN DESCRIPTION: The applicant is requesting approval of new construction mixed use building. The first floor will be commercial for the sale of golf kart, second and third floors will be single family residential.

STATUS: The application was reviewed at the March 16th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

PROJECT NAME:

COFA-2-15-8958	02/03/2015	1299 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Michael Vaccaro **Owner:** State Of Mind Partners LLC

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HD to construct a two story building with retail space.

STATUS: The project was reviewed at the February 9th HPRC meeting and the full HPC at the March 4th meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: CALHOUN STREET PROMENADE

COFA-8-14-8134	08/18/2014	81 CALHOUN ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: SC Land Development, Inc. **Owner:** Matthew Shoemaker

PLAN DESCRIPTION: The Applicant requests approval of a Certificate of Appropriateness – HD for an addition to the existing ancillary structure.

STATUS: The project was reviewed at the August 25th HPRC meeting and comments provided to the Applicant. The Applicant resubmitted a revised application which was reviewed at the March 9th HPRC meeting and comments were provided to the Applicant. Staff is awaiting the submission of a final application for full HPC review.

Concurrently, the Applicant has submitted a Preliminary Development Plan for review of the overall site plan and to assist in resolving an outstanding zoning violation regarding the parking lot use of the rear yard.

PROJECT NAME: OLD TOWN



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COFA-10-14-8424	10/10/2014	0	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Town of Bluffton **Owner:** owner

PLAN DESCRIPTION: A submittal of Town of Bluffton Home Series Plans for review by the HPC so that they may be utilized in the HD zoning districts

STATUS: The project was reviewed at the October 20th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.

PROJECT NAME: Town of Bluffton Home Series

COFA-10-14-8432	10/14/2014	209 GOETHE RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: George Gomolski **Owner:** Gomo Enterprises, LLC

PLAN DESCRIPTION: The applicant is requesting approval of a carriage house on 209 Goethe RD.

STATUS: The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff is awaiting a final application to be presented to the full HPC for final review.

PROJECT NAME: OLD TOWN

COFA-12-14-8660	12/08/2014	6 STATE OF MIND ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Pearce Scott Architects, Inc. **Owner:** Eugene Marks

PLAN DESCRIPTION: The Applicant is requesting a Final Certificate of Appropriateness - HD to construct a commercial building with 3,324 square feet.

STATUS: The project was reviewed at the November 3rd HPRC meeting and the full HPC at the January 7th meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: CALHOUN STREET PROMENADE

COFA-04-15-009172	04/10/2015	3 TABBY SHELL RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Rachelle & Russell Miller **Owner:** Rachelle & Russell Miller



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<p>PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for new construction of a single family residence with an attached garage (Carriage House) at 3 Tabby Shell Road.</p> <p>STATUS: The application was reviewed at the April 20th HPRC meeting and comments were provided to the Applicant. The final application is currently being reviewed by Staff for compliance with the UDO and scheduled for full review at the May 6th HPC meeting.</p> <p>PROJECT NAME: OLD TOWN</p>					
COFA-03-15-009157	03/24/2015		Certificate of Appropriateness	Active	Erin Schumacher
Applicant:	Southern Coastal Homes, LLC		Owner:	Scott Middleton	
<p>PLAN DESCRIPTION: The applicant is submitting for review Lot 20A for the construction of a new single family of approximately 2,470 SF with an ancillary carriage house structure of approximately 506 SF.</p> <p>STATUS: The application was reviewed at the April 6th HPRC meeting and comments were provided to the Applicant. The final application is currently being reviewed by Staff for compliance with the UDO and scheduled for full review at the May 6th HPC meeting.</p> <p>PROJECT NAME: STOCK FARM</p>					
COFA-12-14-8648	12/04/2014	210 BLUFFTON RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant:	Court Atkins Architects Inc		Owner:	McClure Guarisuco LLC	
<p>PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HD to constructed a new two story retail office, 1,624 heated square footage on the first floor and the second floor will be general office, 1,624 heated square footage.</p> <p>STATUS: The project was reviewed at the December 15th HPRC meeting and approved with conditions by the HPC at the February 4th meeting. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.</p> <p>PROJECT NAME: CALHOUN STREET PROMENADE</p>					
COFA-2-15-8956	02/03/2015	1301 MAY RIVER RD	Certificate of Appropriateness	Active	Erin Schumacher
Applicant:	Michael Vaccaro		Owner:	Joanne Williamson	



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PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HD to construct a two story building with first floor restaurant and second floor office space.

STATUS: The application was reviewed at the February 9th HPRC meeting and comments provided to the Applicant. A final submission was reviewed by the full HPC at the March 4th meeting where direction was given to the Applicant requesting additional information needed to make a decision and the project was tabled until the next HPC meeting or sooner if a special meeting is requested by the Applicant. The revised plans were reviewed by the HPC at the April 1st meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: CALHOUN STREET PROMENADE

COFA-04-15-009183	04/21/2015	45 STOCK FARM RD	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Pearce Scott Architects, Inc.

Owner: Keene Reese

PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for a new single family residence with a carport and outdoor pavilion.

STATUS: The application is currently being reviewed by Staff and is scheduled for the May 4th HPRC meeting.

PROJECT NAME: STOCK FARM

COFA-03-15-009156	03/24/2015		Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Southern Coastal Homes, LLC

Owner: Scott Middleton

PLAN DESCRIPTION: The applicant is submitting for review of Lot 19A, for single family residential structure of approximately 2,250 SF and an ancillary carriage house structure of 465 SF.

STATUS: The application was reviewed at the April 6th HPRC meeting and comments were provided to the Applicant. The final application is currently being reviewed by Staff for compliance with the UDO and scheduled for full review at the May 6th HPC meeting.

PROJECT NAME: STOCK FARM

COFA-04-15-009182	04/20/2015	95 GREEN ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Storm Solutions of the Low Country, LLC

Owner: Glenda Mikulak



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PLAN DESCRIPTION: The applicant is requesting a Certificate of Appropriateness for new construction at 95 Green Street.
STATUS: The application is currently being reviewed by Staff and is scheduled for the April 27th HPRC meeting.

PROJECT NAME:

COFA-2-15-8957	02/03/2015	21 PROMENADE ST	Certificate of Appropriateness	Active	Erin Schumacher
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Applicant: Michael Vaccaro **Owner:** State Of Mind Partners LLC

PLAN DESCRIPTION: The Applicant is requesting a Certificate of Appropriateness - HD to construct a two story building with office space.

STATUS: The project was reviewed at the February 9th HPRC meeting and the full HPC at the March 4th meeting and approved with conditions. Staff is awaiting updated materials. Once submitted, they will be reviewed to ensure that they meet the conditions of the approval and the Certificate of Appropriateness granted.

PROJECT NAME: CALHOUN STREET PROMENADE

Total Certificate of Appropriateness Cases: 18

Comprehensive Plan Amendment

Out Town

COMP-9-14-8256	09/09/2014		Comprehensive Plan Amendment	Active	Kendra Lelie
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Applicant: Jim Sara **Owner:** Jim Sara

PLAN DESCRIPTION: The Applicant is requesting a Comprehensive Plan Amendment for the following parcels along JC's Cove Rd -R600 039 000 1129 0000, R600 039 0000 031D, R600 039 000 0847, and R600 039 000 1128. The property is concurrently being proposed for annexation to the Town. The applicant is proposing an Agricultural Zoning District.

Status: The application was reviewed by the PC on August 27, 2014 as a workshop item. Staff will prepare a feasibility study and coordinate with the applicant regarding easements for sewer/water service. The applicant is currently working on utility plans and easement agreements. New plans were submitted on 4/8/2015. The annexation and zoning map amendment application will be reviewed and placed on the May 12, 2015 TC agenda for first reading of the annexation request.

PROJECT NAME: JC'S COVE PARCELS



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Total Comprehensive Plan Amendment Cases: 1

Development Plan

Final Development Plan

DP-009126-2015	02/27/2015	101 CALHOUN ST	Development Plan	Active	Erin Schumacher
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Applicant: Carolina Engineering Consultants, Inc. **Owner:** Bluffton United Methodist Church

PLAN DESCRIPTION: The Applicant requests approval of a Final Development Plan Application to construct multiple additions to the Bluffton United Methodist Church building located at 101 Calhoun Street. The proposed additions will increase seating capacity of the church and provide a new music room.

STATUS: The application was reviewed at the March 24, 2015 DRC meeting and comments provided to the applicant. Staff is awaiting updated materials to address the comments. Once received, they will be reviewed to ensure that they address the comments and the final development plan issued.

PROJECT NAME: OLD TOWN

DP-03-15-009138	03/09/2015	81 CALHOUN ST	Development Plan	Active	Pat Rooney
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Applicant: SC Land Development, Inc. **Owner:** Matthew Shoemaker

PLAN DESCRIPTION: The Applicant is requesting a Final Development Plan to demolish existing buildings, construct an office building for May River Excursions (Carriage House), and associated parking and infrastructure.

STATUS: Awaiting resubmittal. Met with Applicant and his representative on three separate occasions to review submittal requirements.

PROJECT NAME: OLD TOWN

DP-03-15-009143	03/09/2015	15 BUCK ISLAND RD	Development Plan	Active	Pat Rooney
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Applicant: Morrison Dental Associates of SC, PC **Owner:** Dental Property Management



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PLAN DESCRIPTION: The applicant is requesting approval of the future parking area at 15 Buck Island Rd.

STATUS: Under Review. DRC hearing scheduled for 3/24/2015

PROJECT NAME: WESTBURY PARK COMMERCIAL

DP-04-15-009194	04/27/2015		Development Plan	Active	Pat Rooney
Applicant:	Thomas & Hutton	Owner:	May River Forest, LLC		

PLAN DESCRIPTION: The applicant is requesting approval of 47 single family lots, proposed roadway, water, sewer, drainage and lagoon excavation located in the development area formerly known as Plat 14.

PROJECT NAME: PALMETTO BLUFF BLOCK J1

DP-03-15-009155	03/23/2015	0 MOUNT PELIA RD	Development Plan	Active	Pat Rooney
Applicant:	Thomas & Hutton	Owner:	MAY RIVER FOREST		

PLAN DESCRIPTION: The applicant is requesting approval for a Final Development Plan consisting of the demolition of the current Essential Resources Building along with all associate parking and utilities. General clearing, grading, paving, storm drainage, water and sanitary sewer infrastructure to serve approximately 29 residential lots and a pool amenity.

STATUS: Under review. DRC hearing on 4/7/2015

PROJECT NAME: PALMETTO BLUFF BRANDED RESIDENTIAL

Preliminary Development Plan

DP-03-15-009131	03/03/2015	57 CALHOUN ST	Development Plan	Active	Kendra Lelie
Applicant:	David Weekley Homes	Owner:	Marsh Rentals LLC		

PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan consists of 27 residential lots to be small residential cottage structures with infrastructure and parking spaces. The applicant requested the application be removed from the 3/24/2015 DRC agenda in an effort to revise plans in response to the Staff Report. Staff is awaiting revised plans.



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PROJECT NAME: OLD TOWN					
DP-12-14-8694	12/15/2014	81 CALHOUN ST	Development Plan	Active	Pat Rooney
Applicant:	SC Land Development, Inc.		Owner:	Matthew Shoemaker	
PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan to subdivided into three individual parcels with the addition of the proposed parking lot. On one of the lots the existing structure will be demolished and a new building constructed for May River Excursions.					
STATUS: Awaiting resubmittal responding to comments provided at the 12/30/14 DRC meeting.					
PROJECT NAME: OLD TOWN					
DP-04-15-009195	04/27/2015		Development Plan	Active	Pat Rooney
Applicant:	Thomas & Hutton		Owner:	May River Forest, LLC	
PLAN DESCRIPTION: The applicant is requesting approval of a Development Plan to include 21 single family lots and infrastructure.					
PROJECT NAME: PALMETTO BLUFF BLOCK K5					
DP-11-14-8560	11/10/2014	82 BRIDGE ST	Development Plan	Active	Pat Rooney
Applicant:	David Weekley Homes - Weekley Homes, LP		Owner:	Alex & Catherine Wells	
PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan to propose nine lot single family residential subdivision on three existing parcels totaling 1.92 acres.					
STATUS: Awaiting response to comments provided at the DRC meeting on 12/2/2014 and follow up meetings with Shawn and Marc.					
PROJECT NAME: OLD TOWN					
DP-8-14-8070	08/06/2014		Development Plan	Active	Pat Rooney
Applicant:	Thomas & Hutton		Owner:	May River Forest, LLC	



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
<p>PLAN DESCRIPTION: The Applicant is requesting a Preliminary Development Plan for forty one single family lots, proposed roadway, water, sewer, drainage, and lagoon excavation in the development area formerly known as Plat 14 which will now be Palmetto Bluff Block J. 9/2/2014: The Application was reviewed at the 8/26/2014 DRC meeting and comments were provided. Staff is awaiting a response and resubmittal from the Applicant.</p> <p>STATUS: Awaiting resubmittal</p> <p>PROJECT NAME: PALMETTO BLUFF BLOCK J</p>					
DP-04-15-009168	04/08/2015		Development Plan	Active	Pat Rooney
Applicant:	Thomas & Hutton	Owner:	May River Forest, LLC		
<p>PLAN DESCRIPTION: The applicant is requesting a Development Plan for a project to consist of general clearing, grading, storm drainage, water, and sanitary sewer infrastructure. The project will consist of 38 residential lots and associated infrastructure. The expansion will occur over approximately 28 acres along the bank of the Cooper River. The site is located within the Palmetto Bluff PUD, south of Old Moreland Road and is identified by tax map number R614 052 000 0059 0000.</p> <p>STATUS: Under review for a April 28, 2015 DRC meeting</p> <p>PROJECT NAME: PALMETTO BLUFF BLOCK L-2</p>					
DP-04-15-009164	04/07/2015		Development Plan	Active	Pat Rooney
Applicant:	Andrews	Owner:	Jerome Jay		
<p>PLAN DESCRIPTION: The applicant is requesting approval of a preliminary development plan to construct a Bojangles fast-food Restaurant in the Buckwalter Commons Initial Master Plan area. The first partial phase of construction was done under development permit #295 for site work and to construct an access road with associated infrastructure known as "Pinellas Drive" (Buckwalter Plaza).</p> <p>STATUS: Under Review for a April 28, 2015 DRC hearing</p> <p>PROJECT NAME: Bojangles-Buckwalter Pkwy</p>					
DP-6-14-7722	06/09/2014	24 THOMAS HEYWARD ST	Development Plan	Active	Pat Rooney
Applicant:	Sean Barth	Owner:	Tidal Cottages LLC		



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PLAN DESCRIPTION: The Applicant is requesting approval of a Preliminary Development Plan allowing for the construction of 12 single family home sites on 1.61 acres on Thomas Heyward Street. The application was reviewed at the 7/15/14 DRC meeting. The application was forwarded for full Planning Commission review for review. The Planning Commission provided additional direction to the at the 7/23/14 PC meeting. Applicant has met with staff on numerous occasions in January and February of 2015. Applicant was advised to present a Bungalow Court option to HPRC for comment, prior to resubmitting for final DRC.

STATUS: Awaiting resubmittal responding to comments provided by the DRC and PC.

PROJECT NAME: OLD TOWN

DP-04-15-009162	04/02/2015		Development Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton

Owner: D R Horton

PLAN DESCRIPTION: The applicant is requesting approval of a Preliminary Development Plan for Phase 7 Cypress Ridge. Phase 7 is approximately 21 acres located southeast of SC 170 and Mill Creek Boulevard. It will consist of 92 residential town home lots and infrastructure. The site is located within the Jones Estate PUD.

STATUS: Under Review for 4/21/2015 DRC Hearing

PROJECT NAME: CYPRESS RIDGE PHASE 7

Public Project

DP-12-14-8716	12/17/2014	297W HAMPTON PKWY	Development Plan	Active	Pat Rooney
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Applicant: BJWSA

Owner: BJWSA

PLAN DESCRIPTION: The project consists of the construction of a second driveway on the south side of CP 89 Pump Station to service the existing wet well. The project is approved based on plans prepared by Beaufort Jasper Water and Sewer Authority dated December 15, 2015 and the traffic control plan with safety procedures outlined in the letter sent to Karen Jarrett, P.E. on April 9, 2015. (PP-12-14-8716)

STATUS: Approved

PROJECT NAME: BJWSA

DP-03-15-009160	03/26/2015	900 BUCKWALTER PKWY	Development Plan	Active	Pat Rooney
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Applicant: Beaufort County **Owner:** Town of Bluffton

PLAN DESCRIPTION: The Applicant is requesting a Development Plan - Public Project proposes the expansion of the existing recreational center which will consist of a 35,600 square footage expansion of the existing recreation building and the associated infrastructure.

STATUS: Awaiting resubmittal. Comments provided at 4/14/2015 DRC meeting

PROJECT NAME: BUCKWALTER REGIONAL PARK

DP-1-15-8897	01/23/2015		Development Plan	Active	Pat Rooney
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Applicant: Carolina Engineering Consultants, Inc. **Owner:** Town of Bluffton

PLAN DESCRIPTION: The Applicant is requesting a Development Plan - Public Project to clear approximately 10 acres to stock pile fill material for future soccer fields.

STATUS: Awaiting resubmittal to comments provided at the 02/10/2015 DRC hearing

PROJECT NAME: BUCKWALTER REGIONAL PARK

DP-10-14-8462	10/20/2014	109 BRIDGE ST	Development Plan	Active	Pat Rooney
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Applicant: Town of Bluffton **Owner:** Town of Bluffton

PLAN DESCRIPTION: The Applicant is requesting a Development Plan - Public Project for the expansion of the existing parking facility at the Bluffton Oyster Factory Park. The project was reviewed by DRC on 11/4/2014 and comments were provided to the Applicant.

STATUS: Awaiting resubmittal responding to staff comments provided on 1/30/2015.

PROJECT NAME: OLD TOWN

DP-04-15-009165	04/08/2015	265 SIMMONSVILLE RD	Development Plan	Active	Pat Rooney
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Applicant: Town of Bluffton **Owner:** Town of Bluffton



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PLAN DESCRIPTION: The applicant is requesting a Development Plan Public project to install sanitary sewer to serve various properties along Buck Island and Simmonsville Roads.
STATUS: Under review for April 28, 2015 DRC hearing

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

Total Development Plan Cases: 19

Development Plan Amendment

Non PUD

DPA-2-15-8988	02/09/2015		Development Plan Amendment	Active	Kendra Lelie
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Applicant: Apex Land & Development Co., LLC

Owner: Calhoun Street Development, LLC

PLAN DESCRIPTION: The Applicant has submitted a Development Plan Amendment Application for Calhoun Street Promenade which depicts revised existing and proposed conditions including building locations, plantings, buffering, parking sidewalks, refuse disposal and screening.

Status: Application was deemed incomplete on 2/20/2015. Awaiting resubmission of complete plan and application. Applicant resubmitted revised plans on 4/15/2015. Under review currently. Staff comments are due on 4/30/2015. DRC meeting is scheduled for 5/5/2015.

PROJECT NAME: CALHOUN STREET PROMENADE

DPA-03-15-009145	03/10/2015	4 STATE OF MIND ST	Development Plan Amendment	Active	Kendra Lelie
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Applicant: Pearce Scott Architects, Inc.

Owner: Eugene Marks

PLAN DESCRIPTION: The Applicant is requesting a Development Plan Amendment to revise the proposed building and parking configuration for Promenade Lots 12, 13, 14 and 15 within the NC-HD district.

Status: The application was before the DRC on March 31, 2015. Staff is awaiting revisions to the plans. Revised plans were submitted on 4/15/2015. Staff comments are due by 4/20/2015. Comments were provided to the applicant on 4/22/2015 and staff is awaiting revisions.

PROJECT NAME: CALHOUN STREET PROMENADE



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DPA-03-15-009130	03/03/2015	1256 MAY RIVER RD	Development Plan Amendment	Active	Pat Rooney
Applicant: Kiser & Associates, Inc.		Owner: Kiser & Associates, Inc.			

PLAN DESCRIPTION: The Applicant is requesting a Development Plan Amendment to include residential and mixed use.
STATUS: Under review . Staff comments due 3/19/2015 for 3/24/2015 DRC hearing.

PROJECT NAME: OLD TOWN

PUD

DPA-04-15-009181	04/20/2015		Development Plan Amendment	Active	Pat Rooney
Applicant: Thomas & Hutton		Owner: MAY RIVER FOREST			

PLAN DESCRIPTION: The applicant is requesting an Amendment to Development Plan DP-4-14-7493 to demolish existing spa and fitness center with necessary utilities. general clearing, grading, storm drainage infrastructure, water and sewer infrastructure, and access drives to serve the proposed buildings. The project it located east of intersection of Mount Pelia Road and Gilded Street and to the north of the intersection of Refuge Street and Lithic Street.

PROJECT NAME: PALMETTO BLUFF PHASE 1

DPA-04-15-009180	04/20/2015		Development Plan Amendment	Active	Pat Rooney
Applicant: Thomas & Hutton		Owner: MAY RIVER FOREST			

PLAN DESCRIPTION: The applicant is requesting an Amendment to the Final Development Plan to reduce the number of lots from 21 to 18 single family lots, infrastructure, and a private amenity center.

DP-1-15-8857

PROJECT NAME: PALMETTO BLUFF BLOCK K4

DPA-04-15-009186	04/21/2015		Development Plan Amendment	Active	Pat Rooney
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APPLICATION REPORT

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Applicant: D R Horton Inc **Owner:** D R Horton Inc

PLAN DESCRIPTION: The applicant is requesting a Development Plan Amendment to renumber 185 proposed single-family lots, and revise grading of roads, and right-of-way.

PROJECT NAME: CYPRESS RIDGE PHASE 6

Total Development Plan Amendment Cases: 6

Exempt Plat

NA

EP-03-15-009141 03/09/2015 124 PERSIMMON ST Exempt Plat Active Theresa Thorsen

Applicant: Jones, Simpson & Newton, P.A. **Owner:** Bluffton Park COA

PLAN DESCRIPTION: The applicant is requesting approval for the recombination of Hornbeam Street ROW into lot 73. This is for Dyess Air.

PROJECT NAME: BLUFFTON PARK PHASE D-1/D-3

EP-04-15-009198 04/29/2015 34 SWEET MARSH CT Exempt Plat Active Theresa Thorsen

Applicant: McNair Law Firm, P.A. **Owner:** Peter Bromley

PLAN DESCRIPTION: The applicant is requesting approval to adjust a boundary line reconfiguration and transfer 0.71 acres from Lot 417 to Lot 419 in Hampton Lake.

PROJECT NAME: HAMPTON LAKE PHASE 1C



APPLICATION REPORT

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Total Exempt Plat Cases: 2

Master Plan

NA

MP-9-14-8284	09/15/2014		Master Plan	Active	Kendra Lelie
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Applicant: Key Engineering, Inc. **Owner:** Jim Saba

PLAN DESCRIPTION: The Applicant requests approval of a Planned Unit Development Master Plan for JC's Cove.

Status: The application is currently being reviewed and will be coordinated for public review with the Annexation petition. The application was reviewed by the PC on August 27, 2014 as a workshop item. Staff will prepare a feasibility study and coordinate with the applicant regarding easements for sewer /water service. The applicant is currently working on utility plans and easement agreements.

PROJECT NAME: JC'S COVE PARCELS

Total Master Plan Cases: 1

Master Plan Amendment

Major

MPA-04-15-009171	04/09/2015	400 BUCKWALTER PLACE BLVD	Master Plan Amendment	Active	Pat Rooney
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Applicant: Town of Bluffton **Owner:** Town of Bluffton

PLAN DESCRIPTION: The applicant is requesting an amendment to the Buckwalter Place IMP Master plan to be less dense.

PROJECT NAME: BUCKWALTER



APPLICATION REPORT

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Minor					
MPA-1-15-8915	01/27/2015		Master Plan Amendment	Active	Pat Rooney
Applicant:	Riverside Road LLC		Owner:	Riverside Road LLC	

PLAN DESCRIPTION: The applicant is requesting approval of a Minor Master Plan Amendment which is revising project phasing, product type to 63 attached units in phase 3, 16 detached in phase 4A and 36 detached in phase 4B. Also revise to add connection between phases, consolidate 4 existing lots to add an amenity and revise to add sidewalks only on main entrance road.

STATUS: Awaiting resubmittal. Staff provided initial comments to the Applicant on 2/9/2015.

PROJECT NAME: SOUTHERN OAKS PHASE 3

Total Master Plan Amendment Cases: 2

Silviculture/Land Disturbance

Silviculture

SVC-4-14-7452	04/16/2014		Silviculture/Land Disturbance	Active	Shawn Leininger
Applicant:	Roadside Road, LLC		Owner:	Roadside Road, LLC	

PLAN DESCRIPTION: The Applicant requests approval of a Silviculture Permit to harvest the pine timber on Phases 3 and 4 of the Southern Oaks Master Plan.

Status: The application was reviewed at the 05/06/14 DRC Meeting. The applicant is addressing comments and will resubmit when ready.

PROJECT NAME: SOUTHERN OAKS PHASE 3

Total Silviculture/Land Disturbance Cases: 1



APPLICATION REPORT

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Subdivision Plan					
General					
SUB-04-15-009178	04/16/2015	71 BAINBRIDGE WAY	Subdivision Plan	Active	Pat Rooney
Applicant: Centex Homes		Owner: Centex Homes			
<p>PLAN DESCRIPTION: The applicant is requesting approval of a 39 single-family residential lot subdivision within the Block 3A portion of Baynard Park.</p> <p>STATUS: Under review for May 5, 2015 DRC hearing</p> <p>PROJECT NAME: BAYNARD PARK PHASE 3A</p>					
SUB-04-15-009163	04/06/2015	27 BALLFIELD RD	Subdivision Plan	Active	Pat Rooney
Applicant: Humberto Ruiz		Owner: Humberto Ruiz			
<p>PLAN DESCRIPTION: The applicant is requesting a subdivision of 27 Ballfield Road into two lots each at 10912 square feet.</p> <p>STATUS: Under review for a April 28, 2015 DRC hearing.</p> <p>PROJECT NAME: BUCK ISLAND/SIMMONSVILLE</p>					
SUB-7-14-8003	07/29/2014		Subdivision Plan	Active	Pat Rooney
Applicant: Thomas and Hutton		Owner: May River Forest, LLC			
<p>PLAN DESCRIPTION: The Applicant is requesting approval for a Subdivision - General application to define and convey approximately 1.7 miles of Old Moreland Road and 43.15 acres to the Palmetto Bluff Preservation Trust Inc. The application was reviewed at the August 19, 2014 DRC meeting and staff comments were provided.</p> <p>STATUS: Called Brad Rife for a staus update. Still awaiting resubmittal in response to staff comments provided at the 8/19/14 DRC.</p> <p>PROJECT NAME: PALMETTO BLUFF PHASE 1</p>					
SUB-04-15-009170	04/09/2015		Subdivision Plan	Active	Pat Rooney



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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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Applicant: **Owner:** Village Park Properties, LLC

PLAN DESCRIPTION: The applicant is requesting approval a subdivision plan which will create 23 new residential lots in Lawton Station.
Awaiting surety.

PROJECT NAME: LAWTON STATION PHASE 3C-2

SUB-8-14-8069	08/06/2014		Subdivision Plan	Active	Pat Rooney
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Applicant: Thomas & Hutton **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The Applicant is requesting a Subdivision Plan for eleven single family lots, common area, proposed roadway, water, sewer, and drainage for Palmetto Bluff Block J 1. The application was reviewed by the DRC at the 8/26/14 meeting.

STATUS: Awaiting Resubmittal in response to staff comments provided at the 8/26/14 DRC meeting.

PROJECT NAME: PALMETTO BLUFF BLOCK J1

SUB-7-14-8002	07/29/2014		Subdivision Plan	Active	Pat Rooney
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Applicant: Thomas and Hutton **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The Applicant is requesting approval of a Subdivision - General application to define and convey approximately 3/4 miles of Moreland Road and 5.365 acres to the Palmetto Bluff Preservation Trust, Inc. The Application was reviewed on 8/19/2014 and staff provided comments. Staff is awaiting a response and resubmittal from the Applicant.

STATUS: Called Brad Rife for a status update. Still awaiting Resubmittal to respond to staff comments provided at 8/19/2014 DRC hearing.

PROJECT NAME: PALMETTO BLUFF PHASE 1

Total Subdivision Plan Cases: 6



APPLICATION REPORT

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Subdivision Plan Amendment					

General

SUBA-03-15-009136 03/06/2015 602 OLD MORELAND RD Subdivision Plan Amendment Active Pat Rooney

Applicant: Thomas & Hutton Engineering Company, Inc. **Owner:** May River Forest, LLC

PLAN DESCRIPTION: The applicant is requesting approval of a subdivision plan amendment for the Moreland Block L-1 in Palmetto Bluff.

STATUS: Under review. Determined to be a minor subdivision amendment with staff review. Awaiting approval of the Development Plan Amendment in order to authorize approval of the Subdivision Amendment.

PROJECT NAME: PALMETTO BLUFF-MORELAND

Total Subdivision Plan Amendment Cases: 1

Transfer of Development Rights

NA

TDR-04-15-009199 04/29/2015 3025 OKATIE HWY Transfer of Development Rights Active Aubrie Giroux

Applicant: NEW LEAF LLC **Owner:** NEW LEAF LLC

PLAN DESCRIPTION: The applicant is requesting approval for the transfer of Development rights by New Leaf to the Town of Bluffton's Development Rights Bank. The applicant is also requesting that the \$1000 Application fee be waived as contemplated in Section 6.6.4.7 of the Town of Bluffton Unified Development Ordinance.

PROJECT NAME: KENT ESTATES

Total Transfer of Development Rights Cases: 1



APPLICATION REPORT

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
Zoning Action					
UDO Text Amendment					
ZONE-1-15-8882	01/22/2015	0	Zoning Action	Active	Kendra Lelie
Applicant: Town of Bluffton		Owner: Town of Bluffton			
<p>PLAN DESCRIPTION: The Unified Development Ordinance Administrator for approval of an amendment to the Unified Development Ordinance Article 4, Section 4.3 to revise Restaurant from permitted use to a conditional use in the Rural Mixed Use (GM, Light INdustrial (LI), Neighborhood Core-HD (NC-HD); Article 4, Section 4.4.2 to add provisions for the conditional use of outdoor patios and cafes; and Article 9, Section 9.4.3 to add a use definition for outdoor patio and cafe.</p> <p>STATUS: This application is scheduled for a public hearing before the Planning Commission on 2/25/2015. The PC recommended the ordinance to Council at the March 25, 2015 meeting. TC approved the ordinance via pending doctrine on April 14, 2015. TC requested an additional amendment to the ordinance which required a remand back to PC for a recommendation. PC reviewed and recommended the ordinance amendment on April 22, 2015. TC will hold a second reading/public hearing on May 12, 2015.</p> <p>PROJECT NAME: <NONE></p>					
Zoning Map Amendment					
ZONE-04-15-009167	04/08/2015		Zoning Action	Active	Kendra Lelie
Applicant: Jim Saba		Owner: Jim Saba			
<p>PLAN DESCRIPTION: The applicant is requesting a zoning map amendment for the following parcels along JC's Cove Rd -R600 039 000 1129 0000, r600 039 0000 031D, R600 039 000 0847, and R600 039 000 1128. The property is concurrently being proposed for annexation to the Town. The applicant is proposing an Agricultural Zoning District for all four lots to allow one of the vacant lots to be subdivided into four lots and add a storage barn to be constructed on the other vacant lot. JC's Cove is along May River Road (Highway 46) with frontage on May River. The annexation and zoning map amendment application will be reviewed and placed on the May 12, 2015 TC agenda for first reading of the annexation request.</p> <p>PROJECT NAME: OLD TOWN</p>					
ZONE-9-13-6488	09/23/2013		Zoning Action	Active	Shawn Leininger
Applicant: James Bradshaw		Owner: Land Asset Holdings, LLC			



APPLICATION REPORT

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Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr
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PLAN DESCRIPTION: The Applicant requests approval of a Zoning Map Amendment application to rezone the parcel from PUD (multi-family residential at 16 dwelling units / acre) to General Mixed Use to allow self storage.

Status: Staff met with the applicant and continues to discuss options for this property. The applicant has asked his attorney to update their application. Town Staff anticipates receiving an updated application in December 2014.

PROJECT NAME: BUCK ISLAND/SIMMONSVILLE

Total Zoning Action Cases: 3

Total Active Cases: 62

Total Plan Cases: 62